



**City Council
Special Called Meeting
Thursday, September 28, 2006
4:00 P.M.**

The Special Called Meeting of the Trinity City Council was held on Thursday, September 28, 2006 at Trinity City Hall, 6701 NC Highway 62 in Council Chambers.

MEMBERS PRESENT: Mayor Frances Andrews, Council members Karen Bridges, Phil Brown, Bob Labonte, Dwight Meredith, and Miles Talbert.

MEMBERS ABSENT: Council members Barbara Ewings, Barry Lambeth, and Edith Reddick.

OTHERS PRESENT: City Manager Ann Bailie; City Attorney, Bob Wilhoit; City Planning/Zoning Administrator, Adam Stumb; City Clerk/FO, Debbie Hinson; and Randy McNeill, Davis-Martin-Powell and Associates.

Item 1. Call to Order

Mayor Andrews called the September 28, 2006 Special Meeting of the Trinity City Council to order at 4:00 pm.

Item 2. Invocation

No invocation was given.

Item 3. Signage

Prior to opening this item for discussion, Mayor Andrews advised Council members that she had spoken with Attorney Wilhoit prior to the meeting concerning an amendment to the Resolution that Council would be considering. Attorney Wilhoit has advised me this Resolution could be amended. The City has had 2 requests by developers since yesterday to place metal buildings in Trinity. One (1) of these buildings would be located on NC Highway 62 and one (1) on Unity Street across from Colonial Country Club. It was the Mayor's personal feelings that this was not the type of buildings desired for Trinity and would like for the Council to amend the Resolution to included disallowing metal siding visible from the road in Highway Commercial.

There was discussion between Council members and Manager Bailie concerning the ability to take care of this matter in the Appearance Standards in the Zoning Ordinance. Manager Bailie advised Council that this could not be done immediately because of the Public Hearings that are required. This Resolution of Intent would allow staff to advise developers Council had passed this Resolution of Intent to make the changes listed and to encourage the developer to follow the standards set in the Resolution of Intent.

Council members and Manger Bailie discussed the type of building proposed. Manager Bailie advised Council the metal building would be on the lot next to the Subway on Unity Street. It will be a multi-tenant retail establishment. They are proposing a metal building with a brick-veneer front. Mr. Stumb advised Council this building was approximately 10,000 to 11,000 square feet in size.

Mayor Andrews advised Council the building requested for Highway 62 located next to Spencer's Exxon was for a metal building, no brick front.

Council member Meredith asked that the metal buildings and signs be separated and discussed separately. Attorney Wilhoit advised Mayor Andrews this could be done.

Council member Bridges and Mayor Andrews discussed her earlier wording concerning an amendment to the Resolution of Intent to include the disallowance of metal siding visible from the roadway in Highway Commercial.

Council members discussed the location for the metal building requested on 62. Mayor Andrews discussed the proposed TIP project in 2014 that could affect this property. Manager Bailie advised members that this was a stop gap measure until Council makes a final decision concerning the Thoroughfare Overlay. Some of these items can also be worked in the Zoning Ordinance, however that will make the decision apply city wide and not just to a site specific area of the City. Manager Bailie advised members that all lots thus far that are being discussed are zoned Highway Commercial.

At this time Mayor Andrews asked Mr. Stumb to present the information on the signs.

Mr. Stumb used power point presentation that represented current signage in both Trinity and Archdale in an effort to get an impression on what signs look like. The signs included in the power point presentation gave many various size ranges, shapes, and locations for Council to consider.

During the presentation, Council members discussed free standing signs and how they were currently addressed in the City Ordinance. Mr. Stumb stated he did not believe our current Zoning Ordinance allowed for additional size. If there is a single parcel then there is only (1) sign allowed. It is left up to the developer and business owners how the space on the sign is divided and used. They can put a wall sign above their store front.

There was extensive discussion between Mayor Andrews, Council members, Manager Bailie, Mr. Stumb, and Attorney Wilhoit concerning the need for these changes, the need for guidelines for negotiations, current residential development and future residential development as well as he need to address items such as this that will affect residents in this area.

After further discussion, Mr. Stumb made a staff recommendation of 50 to 60 square feet in size and 10 to 15 feet in height.

After discussion, Council member Bridges stated that she would like to see the Subway Sign similar to the Trinity High School Sign and make sure that it was set back far enough that it did not impede with site distances and cause site obstructions.

Mr. Stumb advised Council members that the sign would be required to be located outside of the city or state right of way.

Council member Meredith asked if a motion was needed in order to keep the current Ordinance for business located next to the Interstate.

Manager Bailie advised members that language was included in the Resolution.

At this time, ***Council member Meredith made a motion that signs outside of the area that protects the Interstate be up to 60 square feet and 20 feet high, and seconded by Council member Brown.***

Prior to the vote there was further discussion at which time Council member Labonte asked if the 20 feet was to the top of the sign. Mayor Andrews advised Council the 20 feet included from the ground to the top of the sign.

Attorney Wilhoit advised Council that their intent should be to give some type of guidance to the person from Subway. The City will need to have a Public Hearing before any ordinances can be changed. The current Ordinance for the City allows a 30 foot sign X 100 square feet. The person from Subway was looking for some direction as to where the City might be headed. You can not say today what size will ultimately be allowed because there has been no public hearing and no vote.

Mayor Andrews asked Attorney Wilhoit if this was a Motion of Intent to amend the Zoning Ordinance.

Attorney Wilhoit advised Council they could not take action prior to a public hearing. After further discussion concerning the process that should be followed and how Council should proceed, ***Council member Meredith withdrew his motion, as did Council member Brown his second.***

After further discussion, Council member Labonte suggested 10 foot in height and 50 foot square for single businesses. The 10 foot height measures to the top of the sign. Council member Talbert asked for a compromise between Council member Meredith's and Council member Labonte's suggestion. Council member Talbert suggested 15 feet high and 50 square foot face.

Council members discussed the compromise proposal for signs for single businesses to be 15 feet in height with a 50 foot square face. Council member Bridges expressed her opposition to the proposal.

At this time Council member Labonte made a motion to direct the City Manager to suggest to Subway that their sign be a maximum of 15 ft height and 50 square feet face, seconded by Council member Talbert and approved 4 to 1 with Council member Bridges voting Nay.

Metal Building

There was discussion between Council concerning where this might apply and what language they would like to use to address metal buildings. Council members and Manager Bailie also discussed building materials that would be allowed. Manager Bailie asked if the Resolution of Intent could be passed for the building materials as specified in the draft Thoroughfare Overlay based on the fact that there has been general agreement on this provision.

Attorney Wilhoit advised Council that he would handle this item as a recommendation whereby the Council has recommended this is going to be the direction that they are headed in. This will allow staff to advise the developer that this is the direction of Council and if you proceed in another direction you may become non-conforming.

After further discussion, *Motion by Council member Bridges to give the City Manager direction with regard to advising those seeking zoning permits for Highway Commercial District it is recommended by Council to comply with the building materials as set out in the Draft Thoroughfare Overlay District and visible from the road to include sides. Council member Meredith seconded the motion. The motion was approved unanimously by all Council members present.*

Item 4. Cold Brook Court (possible award of Contract)

Mayor Andrews opened this item and turned discussion over to Mr. McNeill.

Mr. McNeill advised Council if this project could be approved now instead of next month's meeting it would allow more time to get the contractor started. We received informal bids from 3 contractors, with the low bidder coming from J.P. Yates Construction. He is also a contractor that has indicated he would like to be assigned small projects in Trinity.

We recommend that the City award the contract to J.P. Yates in the amount of \$34,809.40 for repairs to Cold Brook Court. This bid includes removing deteriorated asphalt, put additional stone base down, repave with asphalt and rework the shoulders.

We have also reviewed the remainder of this subdivision and will discuss this with Council at a later date concerning the possibility of assuming the roads in this subdivision. The roads are in good shape and need no additional repairs to become city streets.

Motion by Council member Talbert to award the contract as recommended, seconded by Council member Bridges and approved unanimously by all Council members present.

Item 5. Closing Comments from Mayor and Council

Mayor

Mayor Andrews discussed the conversation concerning speeding along Finch Farm, Welborn and Highway 62. She advised Council that she had discussed the possibility of borrowing the speed sign from the City of Archdale with Chief Lewallen.

Chief Lewallen also advised me that NCDOT will conduct a speed study that will clock the speeds of the vehicles. This is something that for you to think about prior to the October Pre-Agenda Meeting. Mayor Andrews discussed the

MPO meeting that she last attended and a speaker that was there from Raleigh that has all of the statistics on the State. North Carolina is 2nd in the United States for traffic fatalities.

Council

Council member Bridges asked that NC Highway 62 Speed Limits be placed on the agenda for the October Pre-Agenda Meeting for discussion.

Manager Bailie asked Council if they wanted her to pursue what needed to be done to lower the speed limit on NC Highway 62 prior to the Pre-Agenda. ***It was the consensus of Council that Manager Bailie pursue this prior to the October Pre-Agenda Meeting.***

Item 6. Closing Comments from City Manager and Staff

Manager Bailie

November City Council Meeting Date

Manager Bailie advised Council that the November Meeting would take place on Tuesday prior to Thanksgiving on Thursday and asked Council to think about this date and decide if they felt the date may need to be changed.

Flyer concerning meeting presented by the A & T Students

This flyer is about a meeting being presented by the A & T Students who will be presenting conceptual designs and ideas for Old Town and New Town. What the A & T students are doing has nothing to do with the City of Trinity as far as what may ultimately end up in any of our Ordinances. This is for the students. It is their senior project. They selected the City of Trinity as a basis for their senior project. What the City receives from this are the ideas that might result from young and creative minds and the favorable publicity that we receive in regards to this. **Item 7.**

Item 7. Adjournment

With no other business to discuss, ***motion by Council member Meredith to adjourn the September 28, 2006 Special Called Meeting at 5:48p.m., seconded by Council member Brown and approved unanimously by all Council members present.***

These minutes were approved as written by the Trinity City Council at their Regularly Scheduled Meeting held on October 17, 2006 upon motion by Council member Brown, seconded by Council member Meredith and approved unanimously by all Council members present.

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Fran Andrews, Mayor

Debbie Hinson, City Clerk

Date

Date